



# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

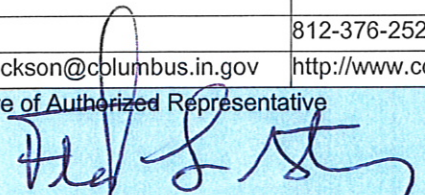
## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

July 14, 2009		<b>Type of Submission</b>	
		<b>Application</b>	<b>Pre-application</b>
		<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
City of Columbus		IN180624 COLUMBUS	
123 Washington Street		72068257	
Street Address Line 2		Organizational Unit	
Columbus	Indiana	Department of Community Development	
47201-6774	Country U.S.A.	Division	
<b>Employer Identification Number (EIN):</b>		Bartholomew County	
35-6000989		9/1	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: City		Specify Other Type	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
Acquisition, Program Administration		City of Columbus	
\$294,225	\$0	NA	
\$0		\$0	
\$		\$0	
\$0		\$0	
\$294,255			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
NA		NA	
\$0	\$0	NA	
\$0		\$0	
\$0		\$0	



\$0		NA	
\$0			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
NA		NA	
\$0	\$0	NA	
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$0	NA		
\$0			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
NA		NA	
\$0	\$0	NA	
\$0	\$0		
\$0	\$0		
\$0	NA		
\$0			
<b>Congressional Districts of:</b>		Is application subject to review by state Executive Order 12372 Process?	
6	9	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Judy		Johns Jackson
Director	812-376-2520	812-376-2565
jjohns-jackson@columbus.in.gov	http://www.columbus.in.gov/	Other Contact
Signature of Authorized Representative		Date Signed
		





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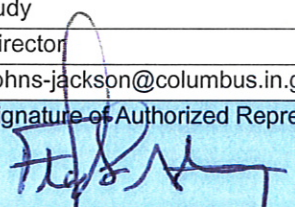
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Signature of Authorized Representative 		Date Signed July 14, 2009





# First Program Year Action Plan

The CPMP F Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## GENERAL

**GRANTEE: City of Columbus, Indiana**

**CON PLAN PERIOD: 09-01-2009 to 08-31-2013**

### **Executive Summary (92.220(b))**

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

#### PY 2009 Action Plan Executive Summary:

##### PY 2009 Annual Action Plan Executive Summary

The City of Columbus has met the U.S. Department of Housing and Urban Development's (HUD) requirements to become an entitlement city. This means that the city is eligible for a direct allotment of federal Community Development Block Grant (CDBG) funds. In the past, the city has sought and been granted HUD monies through Indiana Office of Community and Rural Affairs Small Communities' CDBG fund. HUD has strict limitations on activities and programs to be funded with CDBG dollars. Additionally, before the city can utilize these funds, HUD required the city update the Consolidated Plan this year, detailing guidelines on how the funds will be spent. Each subsequent year the city must develop an Annual Action Plan that meets HUD's requirements.

The goal of the Action Plan is to identify viable housing, community development and economic development programs. The intent is to provide decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing. The action plan addresses the following areas:

1. Citizen participation built on a participatory process at the grassroots level;
2. Assess community needs;
2. An application for federal funds under HUD's formula grant programs;
3. A strategy to be followed in carrying out HUD programs; and
4. Provides a process and basis for assessing performance.

The City of Columbus has designated the Department of Community Development (CD) as the agency in charge of the development and implementation of the Years 2009 - 2013 Consolidated Plan (Strategic Plan) and the subsequent annual Action Plans. Community Development is also responsible for overseeing the citizen participation and the consultations with social service agencies in the plan development process. Community Development has asked Administrative Resources association to assist in the facilitation of public hearings and forums and in the development of the plans.



Another component is the Action Plan that delineates the course of action for PY2009's funding from the U.S. Department of Housing and Urban Development's Community Development Block Grant program and program income.

**CDBG Funds Anticipated available for PY2009**

2009 CDBG Funds Anticipated	\$294,225
Projected de-obligated PY2008 funds	-
Projected Program Income	-
<b>Total CDBG Funds</b>	<b>\$294,225</b>

**The projects proposed for 2009 are as follows:**

*Public facilities and improvements:*

1. Funding for sidewalk replacement in addition to accessibility ramps that will be installed to enable the disabled community more access to sidewalks. The Lincoln Central Neighborhood and/or East Columbus neighborhoods were identified as the target neighborhoods again this year. The city is expecting to improve +/- 4000 lineal feet of city sidewalks with accessibility ramps primarily in the Lincoln Central and/or East Columbus neighborhoods. The objective is to provide a suitable living environment with the outcome of increasing pedestrian traffic and improving the quality of neighborhood infrastructure. (\$100,000)

*Housing Improvement*

1. Owner occupied housing improvements to enhance and improve the housing stock for low and moderate-income families in Columbus. We anticipate working on 10-12 homes in the Lincoln Central Neighborhood, East Columbus Neighborhood and in other areas of the city. The objective is to provide decent housing with the outcome of improving the affordability and quality of owner housing. (\$136,225)

The city has completed all PY2007 projects. The PY2008 projects are currently underway or being bid with several nearing completion. Projects/activities have been successful in achieving proposed objectives and outcomes. The bidding process for the sidewalk and ramp program is underway with the proposed outcome of improving the quality of the neighborhood facilities. The rehabilitation of 5 homes that are a part of the Columbus Housing Authority scattered sites program is nearing completion improving the quality of affordable rental housing. The renovation of the Turning Point structure into a transitional shelter for victims of domestic violence is currently underway and will increase the range of housing options and related services for persons with special needs. The owner occupied housing rehabilitation program has provided grant and loan opportunities for approximately 50 home owners since the program's start and has been improving the quality of their homes and living conditions. This program was revamped with new specifications and the forgivable loan amount increased to \$10,000. The program will be continuing until PY2008 funds are depleted. The city received an additional CDBG allocation for disaster recovery to assist with flood related housing needs for primarily low-to-moderate income households. The city has submitted an additional funding request to assist with this project and is awaiting notification for the other funding agency. The city also received a CDBG-R allocation that is to be utilized to assist a public facility become more energy efficient. This facility is being utilized for child care primarily for low-to-moderate income households.

**Action Plan Required Elements:**

**Geographic Distribution/Allocation Priorities:**

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.



\*Please note that maps or other attachments may be included as additional files within the CPMP Tool.

PY 2009 Action Plan Geographic Distribution/Allocation Priorities # 1 response:

Low/moderate income concentrations within the jurisdiction are located in the Lincoln Central area (Census Tract 101) and East Columbus (Census Tracts 107 and 108). Areas of low/moderate income concentrations by Block Group are also shown on GIS maps of Columbus presented in the attachments of the 2009-2013 Consolidated Plan.

There is limited data to indicate areas of racial and minority concentration. It appears that the Hispanic population is concentrated in the northeast quadrant of the city. Based on the 2000 census data, the highest percentage of Hispanic population was in Census Tract 107 (5.9%) and the highest percentage of racial minorities was in Census Tract 109 (12.4%).

The highest percentages of Hispanic population are in the Census Tracts in the Lincoln Central Area and East Columbus neighborhoods in Columbus. There are at least four (4) block groups with a higher percentage Hispanic population than the city's average percentage of 2.2%. The area with the significant racial concentration based on percentage is in Census Tract 107. However the area with the greatest number of Hispanic's living is the census tract 101 with 230 individuals.

Minority households in Columbus tend to have a low household income and the rapid growth of the city's minority population has created additional needs for affordable housing for low income households. Racial minorities and Hispanic households are disproportionately renter households (approximately 75%) and programs to improve rental housing and assist first time homebuyers are most likely to benefit low income Hispanic households. The city's experience in owner occupied and rental housing rehabilitation however has not reflected this situation. Less than 1% of tenants of assisted rental housing are Hispanic compared to approximately 3% of the community's population being Hispanic many of which qualify for these programs.

It is anticipated over 60% of the CDBG funds will be expended within Census Tracts 101, 107 and 108 on city's number one priority, neighborhood improvements (sidewalk replacement) and housing rehabilitation.

2. Describe the reasons for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

PY 2009 Action Plan Geographic Distribution/Allocation Priorities # 2 response:

The city will focus its CDBG funds on sidewalk infrastructure and housing for low to moderate income individuals that reside in the census tracts most populated by low moderate income persons. These individuals tend to reside predominately in Census Tracts 101, 107 and 108. These areas were identified in the consolidated plan and the community meetings as areas in need of improvement. The housing program is open to all homeowners within the city limits that are income qualified, but there will be additional focus on homeowners within Census Tracts 101, 104, 107 and 108. The focus area for the sidewalk infrastructure is located within Census Tract 101; this area has significantly deteriorated sidewalk infrastructure. The funds will go primarily to Census Tracts 101, 104, 107 and 108, areas that were identified in the consolidated plan and the community meetings and are areas in need of attention.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

PY 2009 Action Plan Geographic Distribution/Allocation Priorities # 3 response:



The city intends to upgrade sidewalks including accessibility ramps as needed and the rehabilitation of 10-12 homes.

### Sources of Funds:

4. Identify the federal, state, and local resources the jurisdiction expects to receive to address the needs identified in the plan. **Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan. (92.220(c)(1))**

PY 2009 Action Plan Sources of Funds # 4 response:

Many organizations within the community receive funding to assist in addressing the needs identified in the City's Consolidated Plan's Strategic Plan. The Columbus Housing Authority administers the Section 8 Rental Assistance Program for the community. To aid in the goal of reducing homelessness, Human Services Inc.'s Horizon House, Columbus Housing Authority and Turning Point, the shelter for domestic violence, receive Continuum of Care funding. Continuum of Care Funding is also received by Centerpoint's Caldwell House a shelter for homeless individual's struggling with mental illness. Turning Point is a sub-grantee of the Bartholomew Consolidated School Corporation to administer the McKinney - Vento funds received by the community.

5. **If you plan to dedicate funds within a local targeted area, provide the boundaries of the targeted area and an estimate of the percentage of funds you plan to dedicate to target area(s). (91.220(f))**

PY 2009 Action Plan Sources of Funds # 5 response:

The City of Columbus is not dedicating funds within a targeted area.

6. **If your plan includes a Neighborhood Revitalization Strategy Area or Areas, please identify the census tracts for each NRSA and an estimate of the percentage of funds you plan to dedicate to the NRSA(s).**

PY 2009 Action Plan Sources of Funds # 6 response:

The City of Columbus plan does not include a Neighborhood Revitalization Strategy Area.

7. **Explain how federal funds will leverage resources from private and non-federal public sources.**

PY 2009 Action Plan Sources of Funds # 7 response:

In the CDBG Community Application process, applicants are asked to provide information regarding their plans to leverage additional resources for their project. It is not a requirement to receive funding. In the ranking criteria, it is considered as a part of the overall scoring system.

8. **Provide a description of how matching requirements of HUD's programs will be satisfied.**

PY 2009 Action Plan Sources of Funds # 8 response:



PY2009 projects will leverage funds in the following manner: the sidewalk replacement program will leverage funding from the City Engineering budget if funding is available.

9. **If the jurisdiction deems it appropriate, indicate publicly owned land or property located within the jurisdiction that may be used to carry out the plan.**

PY 2009 Action Plan Sources of Funds # 9 response:

This is not applicable to the City of Columbus PY2009 Action Plan.

## **Managing the Process**

10. Identify the significant aspects of the process, by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

PY 2009 Action Plan Managing the Process # 10 response:

The city published a notice to community organization regarding the availability of the CDBG community application. Concurrently a public hearing notice was published 2 weeks prior to the hearing. In addition, the city reached out to a number of organizations via an e-huddle group of primarily service agencies regarding the application and the public hearing; three community organizations submitted funding requests; and others provided documentation on issues in the community or attended the public meeting. Groups with representatives attending the public meeting to provide input and ask questions were Turning Point, the Columbus Housing Authority, Housing Partnerships, Inc., Eastside Community Center, Lincoln Central Neighborhood Family Center, Bartholomew Consolidated School Corporation and the Department of Community Development staff. Specific agencies and groups contacted prior to the advertised public meeting include: the United Way of Bartholomew County, Love Chapel, Senior Services of Bartholomew County, Lincoln Central Neighborhood Family Center, Columbus Housing Authority, Housing Partnerships, Inc., the Foundation for Youth, Human Services, Inc., Turning Point, and Centerpoint (formerly Quinco Behavioral Health Systems), Developmental Services Inc., the Salvation Army, Su Casa, Volunteers in Medicine, Family Self-Sufficiency, Advocates for Children, the Ecumenical Assembly, Bartholomew County Board of Health, the Homeless Coalition and Bartholomew County School Corporation.

11. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

PY 2009 Action Plan Managing the Process # 11 response:

The city conducts neighborhood meetings annually which consist of the Mayor and city department heads listening to the concerns of social service organizations and members of the community. In addition, the Columbus Department of Community Development will hold community meetings of all housing and social service providers. The meetings will provide an opportunity to discuss progress made towards implementing goals and objectives of the Consolidated Plan. These meetings will help in developing a common approach towards accomplishing goals in the Plan. Also, the Columbus Housing Authority partners with Housing Partnerships Inc. in the administration of their Section 8 Homeownership Program. The PY2009 Action Plan activities include the continuation of the owner occupied rehabilitation program.

## **Citizen Participation (91.220(b))**



- 12. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated annual plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.**

PY 2009 Action Plan Citizen Participation # 12 response:

The city's process was designed to provide citizens and interested agencies or organizations an opportunity to participate in the development of the Consolidated Plan including the Annual Action Plan. The process included:

- Publication of notice regarding the availability of the Consolidated Plan including the Action Plan including a listing of where the documents were available for review. Copies of the Plan were made available at the Columbus Department of Community Development and the Office of the Clerk Treasurer.
- Provision of a minimum of 30 days for citizens to comment on the proposed action plan with publication of a legal advertisement on June 11, 2009, with the comment period continuing until July 13, 2009, due to July 11, 2009 falling on a Saturday.
- Holding of at least two public hearings at various stages of the proposed consolidated plan and action plan (one during development stage and one to evaluate the outcomes). The public hearing during the development stage was held April 16, 2009. At this meeting the community applications and supporting information was provided to those in attendance that were considering the development of a proposal for funding assistance. seven people attended the hearing, including representatives of housing and social service agencies and representatives of the City of Columbus. Discussion centered on the overall objectives and parameters of the CDBG Program. This discussion included housing and community development needs, impediments to fair housing, the location of the low-income neighborhoods targeted for neighborhood improvements and the total amount of funds available (estimated) and of those funds, what could be allocated to public services and social service agencies. For those needing technical assistance contact information was available on the application form and in the notice in the newspaper regarding community applications. As organizations contacted the city and Administrative Resources association for technical assistance, it was provided.
- Provision of reasonable access to records regarding uses of funds for affordable and assisted housing over the past five years.
- Consideration of the views and comments of citizens and preparation of the Plan. A summary of comments received are attached.

- 13. Provide a summary of efforts made to broaden public participation in the development of the consolidated annual plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**

PY 2009 Action Plan Managing the Process # 13 response:

In efforts to broaden participation included notices to the media including public service announcements on the radio, e-mails to service providers including those providers assisting non-English speaking persons and persons with disabilities, and posting of notices and surveys to agencies/clients.

- 14. Provide a summary of citizen comments or views on the annual plan.**

PY 2009 Action Plan Managing the Process # 14 response:



The results and minutes from the April 16, 2009 public hearing and the results of the agency/community funding requests are contained as an attachment to this Plan. No written comments or calls were received concerning the City of Columbus PY 2009 Action Plan or process during the public comment period.

15. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

PY 2009 Action Plan Managing the Process # 15 response:  
All comments that were accepted.

## **Institutional Structure**

16. Describe actions that will take place during the next year to develop institutional structure.

PY 2009 Action Plan Institutional Structure # 16 response:

A broadly based institutional structure is in place for the City to execute its Consolidated Plan. This includes the framework for planning and implementing housing and community development activities and ensures that all involved in its execution work cooperatively toward the goal of expanding programs and services to low/moderate-income persons in the community. Various boards, commissions and non profit organizations provide important input and perspectives on issues facing the community.

The City of Columbus actions during the 2009 program year will consist of the following:

- Housing programs review and update
- Receive and review information received from the Bartholomew County Homeless Coalition

## **Monitoring**

17. **Describe actions to be taken that will take place during the next year to monitor your performance in meeting goals and objectives set forth in your Consolidated Plan.**

PY 2009 Action Plan Monitoring # 17 response:

Prior to award funding for a community application project, the project is reviewed to assure it assists in meeting goals and objectives set forth in the Consolidated Plan. Components of project monitoring include determining compliance meeting National Objectives and eligible activities, HUD program rules and administrative requirements; progress against production goals; needs for technical assistance; and evidence of innovative or outstanding performance. Financial monitoring ensures subrecipients comply with all of the Federal regulations governing their financial operations. This includes reviewing supporting documentation for all financial transactions, time sheets, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable. An overall monitoring schedule is established at the beginning of each program year, as well as an individual monitoring checklist for each activity.



18. Describe steps/actions to be taken during the next year to ensure compliance with program requirements, **including requirements involving the timeliness of expenditures.**

PY 2009 Action Plan Monitoring # 18 response:

The city has contracted with Administrative Resources association (ARa) to assist in ensuring compliance with the program requirements. ARa is involved in all phases of the city's program. To ensure the timeliness of expenditures, an annual expenditure plan is developed during the completion the action plan. This plan is reviewed quarterly to assist in meeting the program requirement involving the timeliness of expenditures.

19. **Describe steps/action you will use to ensure long-term compliance with housing codes, including actions or on-site inspections you plan to undertake during the program year.**

PY 2009 Action Plan Monitoring # 19 response:

The city conducts periodic monitoring of assisted housing projects that have CDBG funds invested. The city's owner occupied home rehabilitation project has an inspector who does an initial on-site inspection reviewing for housing code violations. Upon the completion of the rehabilitation, an inspection is completed to assure work is completed and compliant with specifications and the housing code. It is expected that approximately 10-12 owner occupied housing units will be reviewed and monitored for program compliance in the PY2009.

20. **Describe actions to be taken to monitor subrecipients (including sponsors or administering agents) during the next program year. This includes the monitoring of all programs, CDBG, HOME, ESG, or HOPWA, as applicable.**

PY 2009 Action Plan Monitoring # 20 response:

Program and financial management staff will conduct two formal onsite monitorings, the first at the initiation of the activity and at the completion of the activity implemented by subrecipients receiving CDBG funding (there will be interim review of information and additional monitorings may be warranted if the subrecipient is new or having difficulty meeting program or contract requirements). Review of quarterly reports, program evaluation forms, program visits, reimbursement claims with substantiation documentation and phone calls are also part of program monitoring procedures. Program monitoring ensures that the subrecipient's performance is adequate and in compliance with Federal and local regulations, as determined by the contract agreement and scope of service. During the next year FY 2009, there will not be any subrecipients assisted with CDBG funding.

## Description of Activities

***\*If not using the CPMP Tool:** Complete and submit Table 3C*

***\*If using the CPMP Tool:** Complete and submit the Projects Worksheets and the Summaries Table.*

21. **The action plan must provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.**

PY 2009 Action Plan Description of Activities # 21 response: ***(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)***

See the enclosed/attached Summary of Specific Annual Objectives and Project Worksheets.



## Summary of Specific Annual Objectives and Outcome Measures

***\*If not using the CPMP Tool:** Complete and submit Table 2C and Table 3A.*

***\*If using the CPMP Tool:** Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

22. Provide a summary of specific objectives that will be addressed during the program year. (91.220(c)(3))

PY 2009 Action Plan Summary of Specific Annual Objectives # 22 response:

**(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)**

See the enclosed/attached Summary of Specific Annual Objectives and Project Worksheets.

23. Describe the Federal Resources, and private and non-Federal public resources expected to be available to address priority needs and specific objectives during the program year.

PY 2009 Action Plan Summary of Specific Annual Objectives # 23 response:

**(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)**

See the enclosed/attached Summary of Specific Annual Objectives and Project Worksheets.

24. **Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability). 91.220(e)**

PY 2009 Action Plan Summary of Objectives/Outcomes # 24 response: **(Use of the Summaries Table or Table 2C/Table 3A will be sufficient. No additional narrative is required.)**

See the enclosed/attached Summary of Specific Annual Objectives Worksheets.

## HOUSING

### Annual Affordable Housing Goals (91.220(g))

***\*If not using the CPMP Tool:** Complete and submit Table 3B Annual Housing Completion Goals.*

***\*If using the CPMP Tool:** Complete and submit the Table 3B Annual Housing Completion Goals.*

25. **Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.**

PY 2009 Action Plan Annual Affordable Housing Goals # 25 response:

During PY2009 the city will provide the CDBG funding to achieve its goals for affordable housing. The rehabilitation of existing owner occupied homes continues to be a priority. The funds allocated to owner-occupied rehabilitation program have been maintained at a high level with the goal of providing assistance to approximately 10-12 homeowners. The city has reviewed its owner-occupied rehabilitation program which has reignited interest in the program. The improvements to the owner-occupied residences will assist in the provision of affordable housing within the City of Columbus.

## **Needs of Public Housing (92.220(b))**

26. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

PY 2009 Action Plan Needs of Public Housing # 26 response:

The city is not actively assisting the Columbus Housing Authority with funding. It has assisted the housing authority with three projects in the past five years. The Housing Authority has tenant representation on its board and partners with Housing Partnerships, Inc., a local not-for-profit Community Housing Development Organization, on its Section 8 Homeownership Program.

27. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

PY 2009 Action Plan Needs of Public Housing # 27 response:

This is not applicable to the Columbus Housing Authority

## **Antipoverty Strategy**

28. Briefly describe the actions that will take place during the next year to reduce the number of poverty level families **(as defined by the Office of Management and Budget and revised annually), taking into consideration factors over which the jurisdiction has control.**

PY 2009 Action Plan Antipoverty Strategy # 28 response:

The roots of poverty stem from the lack of living wage jobs, but are exacerbated by high housing and basic living costs, personal and family dysfunction and the special needs of many persons in the community. Some of the strongest tools used to reduce poverty are education and training. When the wage earner is not able to generate enough income to supply necessities, the family is forced to live in poverty. The goal of this community is to reduce poverty through education, job training programs and case management services. This is accomplished through joint efforts and agreements between the local social service agencies. Many times families who live in poverty are not aware of the opportunities available to them because of various reasons, one being lack of transportation. By combining agency programs to fit the needs of the individual, supplying case management or supportive services, the families have a much better chance of success. This not only creates a successful family no longer on public assistance, but strengthens the community because of the increased earnings the family generates. It is the community's goal to supply low-income



families with the tools necessary to become successfully employed. These include but are not limited to transportation, rental housing assistance, case management, job training, child care assistance and medical assistance. It is also possible to include support groups for the families who are in transition. The United Way Center located in CT 101 is home to multiple social service agencies whose goals are to reduce poverty in the county. The city also collaborated with educational institutions within the community in the development of the Columbus Learning Center (CLC). The CLC houses offices of WorkOne, including the Indiana Department of Workforce Development, South Central Workforce Development, Vocational Rehabilitation and Experience Works to provide assistance through job training programs.

The city also works in cooperation with Columbus Housing Authority to make referrals to the Section 8 Voucher Program. This program requires the tenant to pay thirty percent of their gross income for rent and utilities. Housing Authority also offers a Family Self-Sufficiency (FSS) program to families currently in the Section 8 program. This program is a five-year program that provides case management and job training for families providing tools to the families so they no longer require public assistance. Part of the incentive of this program is that as the family's earnings increase and they pay more in rent, the difference between the original amount and the new rent amount is put into an escrow account. When all goals are completed and the family is no longer receiving public assistance, they receive their escrow.

Among the more expensive items for families to maintain are housing and utility costs, child care and transportation. The city's anti-poverty strategy focuses on reducing the high cost of basic human needs while seeking innovative solutions to increasing basic income and the provision of supportive services. The city is providing \$10,000 in forgivable loan funding to low and moderate income homeowners as a part of the Columbus Housing Improvements Program to assist in decreasing or maintaining their housing costs. The city also continues its low cost transit program to provide transportation and was investigating the possibility of additional routes to employment centers.

### Barriers to Affordable Housing

29. Describe the actions that will take place during the next year to remove barriers to affordable housing.

PY 2009 Action Plan Barriers to Affordable Housing # 29 response:

The city will use CDBG and local public resources for infrastructure improvements to improve conditions in existing low-income neighborhoods. One of the principal constraints to the development of low cost housing within the city is the development requirements related to infrastructure. While the city's infrastructure standards add to the cost of development, the city believes that these standards are required to provide a sound housing environment over the long run. In addition, the city's zoning and subdivision regulations provide for alternative types of development (such as Planned Unit Development) by which infrastructure costs may be reduced.

The city's sidewalk and ramp replacement program will help address some physical barriers that can and have created barriers to housing for seniors and handicapped individuals.

During the public hearing during the development of the Consolidated Plan and the PY2009 Action Plan input regarding the assessment of impediments was requested. The responses to the impediments included:

- ✓ Improve code enforcement and inspections. Follow up with violations and ordinance enforcement – cars, trash, number of people living in one house
- ✓ People with poor credit history
- ✓ Need for tenant and landlord training
- ✓ Sidewalks
- ✓ Due to lack of government regulated housing, many landlords will impose their own regulations leaving many individuals/families homeless – implement quality housing enforcements

30. Describe the actions that will take place during the next year to foster and maintain affordable housing.

PY 2009 Action Plan Barriers to Affordable Housing # 30 response:

The city has an existing stock of older and more affordable homes. These are particularly located in Census Tracts 101, 107, and 108. By preserving this housing through the Housing Improvement Program and other investments, the city preserves an already affordable housing option and avoids costs of new development on the same location.

## **Lead-based Paint**

31. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

PY 2009 Action Plan Lead-based Paint # 31 response:

The Bartholomew County Board of Health has been testing for lead toxicity for the past several years and they identify approximately 3 patients a year with lead levels in excess of 10 parts per billion. Most cases of toxicity come from tenants of rental housing and Women, Infant and Children (WIC) organization or are referrals from local residents. Local housing organizations, such as HPI and the Columbus Housing Authority have been working with the city's housing inspector, ARA lead inspectors and the Bartholomew County Board of Health to identify and address these problems. Based on discussions with the Bartholomew County Health Department and Columbus Housing Authority, it appears that lead paint in the home is not the only source of lead poisoning. For example, the Health Department indicates that some home remedies used by persons of Hispanic origin contain lead and that some abatement procedures may result in additional problems. Based on discussions with the Health Department staff, education, blood testing and counseling may be the most cost-effective means of identifying and addressing lead poisoning.

The city's housing rehabilitation program tries to minimize lead issues by focusing on work items that do not disturb lead hazards or dangers. When lead paint will be or is disturbed the project, the city has ARA lead inspectors gather the samples and send them to labs for review. If results show lead levels above the allowable limits then mitigation procedures, construction safe work practices, etc. are utilized. The city will continue to inspect for and correct lead paint hazards in its housing rehabilitation program and provide participants with information regarding lead paint hazards.

The Columbus Housing Authority has completed the testing of their units for lead and completed the necessary measures to assure the units do not contain lead hazards. If a unit becomes vacant a property review is completed to maintain the unit's free-of-lead-hazards



status.

## HOMELESS

### Specific Homeless Prevention Elements

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

32. Please describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

PY 2009 Action Plan Specific Homeless Prevention # 32 response:

To aid in the goal of assisting the homeless and reducing homelessness, Human Services Inc.'s Horizon House, Columbus Housing Authority and Turning Point, the shelter for victims of domestic violence, receive Continuum of Care funding. Continuum of Care Funding is also received by Centerpoint's Caldwell House a shelter for homeless individual's struggling with mental illness. Turning Point is a sub-grantee of the Bartholomew Consolidated School Corporation to administer the McKinney - Vento funds received by the community. Turning Point and Human Services Inc. also receive Emergency Shelter Grant funding through the State of Indiana's program. The township trustees and Love Chapel of the Ecumenical Assembly also provide funding for overnight shelter. St. Peter's Lutheran Church is collaborating with Love Chapel and Human Services allowing a property they own to serve as a shelter to assist in the Horizon House overflow and is funded totally by private donations. The Continuum of Care funding is utilized for the first month's rent and deposits for homeless persons ready to transition from the shelter environment to apartment living.

Transitional housing is identified by many service agencies in Columbus to be a priority need. The provision of transitional housing is the next small step many homeless people require after their lives have become more stable in a shelter environment. The community recognizes that many personal and social issues lead to homelessness. A transitional housing program in Columbus must identify and include the social service needs of homeless families or individuals and connect them to the correct service agency to meet the need. The city and county currently have the Bartholomew County Homeless Coalition that consists of service agencies investigating the issues surrounding homelessness. This effort includes transitional housing in Columbus. The city currently is home to a facility that provides shelter for a limited number of homeless families and a facility that provides shelter for homeless persons suffering from mental illness. An obstacle for the community developing a shelter for homeless individuals and transitional housing is the funding for the construction and operation of such facilities.

Horizon House a program of Human Services, Inc., is a non-profit assistance organization. This is a shelter whose efforts help a number of families feel safe and secure during difficult times. Horizon House reports that capacity sometimes prevents them from serving all clients who come to their door for assistance. Horizon House has evolved into the central point of contact for families and individuals facing homelessness. This has assisted in capturing more accurate data about the homeless population in Columbus and Bartholomew County.

With increased HUD funding for vouchers through the Columbus Housing Authority's Section 8 Housing Assistance Payment Program could meet the majority of the needs of sheltered homeless. Needs for assistance to the unsheltered homeless are currently being addressed in part through Horizon House and local churches. If families or individuals continue to need the temporary shelter, they would move into a transitional housing facility. The development of a transitional housing facility will allow Columbus to assist in the continued implementation of the Continuum of Care for homeless families and those in danger of homelessness. It is critical that the transitional housing program be developed, and that adequate supportive services are made available to those who are homeless and in danger of homelessness.

Based on HUD's definition of chronic homelessness, Bartholomew County and the City of Columbus don't have documentation for any individuals classified as chronically homeless. The Bartholomew County Homeless Coalition (BCHC) was organized to assist in addressing needs for the homeless population within Bartholomew County and the City of Columbus including the coordination with the regional Continuum of Care initiative. The non-profit organizations providing services will continue to assist the homeless population as funding allows.

33. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

PY 2009 Action Plan Specific Homeless Prevention # 33 response:

In a continued effort to prevent homelessness, the city has a policy to allow for immediate response to furnace problems of an emergency nature that could lead to homelessness. Under the policy the mayor is authorized to approve housing rehabilitation contracts for emergency repairs through Board of Works approval. The city plans to continue this program and to actively look for means of acting quickly to prevent homelessness and potentially dangerous situations for occupancy.

34. Discharge Coordination Policy—The jurisdiction must certify it established a policy for discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. (91.225 (c)(10))

PY 2009 Action Plan Specific Homeless Prevention # 34 response:

There currently is not a discharge coordination policy as each individual shelter has its own policies. The Bartholomew County Homeless Coalition (BCHC) does have representation from the organizations that operate the existing shelters. The BCHC has determined a need for 2 subcommittees to discuss the issues regarding the increase of homeless persons who have recently been released from jail and those with a mental illness.

## **Emergency Shelter Grants (ESG)**

35. If applicable, describe how the ESG matching requirements will be met.

PY 2009 Action Plan ESG # 35 response:

The City of Columbus does not receive a direct ESG allocation.

36. (States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

PY 2009 Action Plan ESG # 36 response:

Not applicable.



## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

**\*If not using the CPMP Tool:** Complete and submit Table 1B.

**\*If using the CPMP Tool:** Complete and submit Needs Table/Non-Homeless Needs.

37. Please describe any supportive housing activities being undertaken to address the priority housing needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).

PY 2009 Action Plan Non-homeless Special Needs # 37 response:

The city provides funding through their owner occupied housing program for homeowners. Providing assistance to the elderly is one of the priorities of this program. The city also is providing funding for sidewalks and accessibility ramps in older residential neighborhoods with a high percentage of low and moderate-income persons. Housing Partnerships, a non-profit housing organization within the community has received HOME funding through the Indiana Housing and Community Development Authority to improve the rental housing stock in a specified area of the community. Housing Partnerships will provide homeowners within the same area information on the city's rehabilitation program. This effort will provide an additional impact within the project area.

## COMMUNITY DEVELOPMENT

### Community Development Block Grant

**\*If not using the CPMP Tool:** Complete and submit Table 2B, Table 1C Summary of Specific Objectives.

**\*If using the CPMP Tool:** Complete and submit the Needs Worksheets/Non-Housing Community Development and Summary of Specific Annual Objectives Worksheets or Summaries.xls

38. Identify the estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate-income (an amount generally not to exceed ten percent of the total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified as a contingency for cost overruns.)

PY 2009 Action Plan Community Development # 38 response:

The amount of CDBG funds that will be used for activities that benefit persons of low- and moderate-income is estimated to be \$236,225. The balance of the funds is to be used for administrative fees.

39. **CDBG resources must include the following in addition to the annual grant:**

- a. **Program income expected to be received during the program year, including:**
  - i. **The amount expected to be generated by and deposited to revolving loan funds;**

PY 2009 Community Development # 39 a.i. response:

In PY 2009, with the change in the Columbus Housing Improvement Program no repayments are expected to be received.

**ii. The total amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.**

PY 2009 Community Development # 39 aii response:

\$0

**b. Program income received in the preceding program year that has not been included in a statement or plan;**

PY 2009 Community Development # 39 b. response:

Any program income funds received in the 2008 program year are being expended prior to the draw of the CDBG allocations. The funds are being used to increase the funds for housing rehabilitation due to the disastrous flooding within the City of Columbus. It is anticipated there will be no balance of funding available to reallocate to PY2009.

**c. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives in its strategic plan;**

PY 2009 Community Development # 39 c. response:

Not applicable.

**d. Surplus funds from any urban renewal settlement for community development and housing activities; and**

PY 2009 Community Development # 39 d. response:

Not Applicable

**e. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.**

PY 2009 Community Development # 39 e. response:

Any funds that will be de-obligated from the projects from PY2008 will be used in PY2009 to increase the funds for housing rehabilitation due to the disastrous flooding within the City of Columbus. It is anticipated there will be no balance of funding available to reallocate to PY2009.

40. ☒ **NA** If a jurisdiction intends to carry out a new CDBG float-funded activity, the jurisdiction's plan must include the following information:



- a. For the program income included in 1(b) above, the jurisdiction should identify the month(s) and year(s) in which the program income will be received; and which of the following options it will take for each float-funded activity to address the risk that the activity may fail to generate adequate program income:
- i. amend or delete activities in the amount equal to any amount due from default or failure to produce sufficient income in a timely manner. (If this option is chosen, the action plan must include a description of the process it will use to select activities to be amended or deleted and how it will involve citizens in that process), OR
  - ii. obtain an irrevocable line of credit from a commercial lender for the full amount of the float-funded activity. (If this option is chosen, information on the float-funded activity in the action plan must include the lender and the terms of the irrevocable line of credit), OR
  - iii. agree to transfer general local government funds to the CDBG line of credit in the full amount of any default or shortfall within 30 days of the float-funded activity's failure to generate projected program income on schedule.

PY 2009 Community Development # #40 response:  
Not applicable.

41. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs, public facilities, public improvements, public services and economic development. **(Use of Table 2B or the Community Development Needs Table is sufficient, additional narrative is not required)**

- a. For activity for which the jurisdiction has not yet decided on a specific location, such as when a jurisdiction is allocating an amount of funds to be used for making loans or grants to businesses or for residential rehabilitation, provide a description of who may apply for the assistance, the process by which the grantee expects to select who will receive the assistance (including selection criteria), and how much and under what terms the assistance will be provided.

PY 2009 Community Development # 41 a. response:  
The Community Development Needs Table is attached/enclosed.

42. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.  
**(Use of Table 2B or the Community Development Needs Table and Summaries Table is sufficient, additional narrative is not required)**

43. An "urgent need" activity may be included in the action plan only if the jurisdiction certifies that the activity is designed to meet other community development needs having a particular urgency because existing conditions pose a serious and imminent threat to the health or welfare of the community and other financial resources are not available.

PY 2009 Community Development # 43 response:

An "urgent need" activity has not been included in the action plan for PY2009.

## **HOME/ American Dream Down payment Initiative (ADDI)**

☒ **NA**

44. Describe other forms of investment not described in § 92.205(b).

PY \_\_\_\_\_ Action Plan HOME/ADDI # 44 response:

45. Describe how HOME matching requirements will be satisfied?

PY \_\_\_\_\_ Action Plan HOME/ADDI # 45 response:

46. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

PY \_\_\_\_\_ Action Plan HOME/ADDI # 46 response:

47. Describe the policy and procedures the PJ will follow to affirmatively market housing containing five or more HOME-assisted units.

PY \_\_\_\_\_ Action Plan HOME/ADDI # 47 response:

48. Describe actions to be taken to establish and oversee a minority outreach program within the jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking, underwriters, accountants, and providers of legal services, in all contracts, entered into by the PJ with such persons or entities, public and private, in order to facilitate the activities of the PJ to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.



PY \_\_\_\_\_ Action Plan HOME/ADDI # 48 response:

49. ☒ **NA** If you intend to use HOME funds for Tenant-Based Rental Assistance, describe the local market conditions that led to the use of the HOME funds for a tenant-based rental assistance program.

PY \_\_\_\_\_ Action Plan HOME/ADDI # 49 response:

50. ☒ **NA** If the TBRA program will target or provide preference for a special needs group, identify that group from the Consolidated Plan as having an unmet need and show that the preference is needed to narrow the gap in benefits and services received by that population?

PY \_\_\_\_\_ Action Plan HOME/ADDI # 50 response:

51. ☒ **NA** If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

PY \_\_\_\_\_ Action Plan HOME/ADDI # 51 response:

52. ☒ **NA** If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- Describe the planned use of the ADDI funds.
  - Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

PY Action Plan HOME/ADDI # 52 response:

### **Housing Opportunities for People with AIDS** ☒ **NA**

*\*If not using the CPMP Tool: Complete and submit Table 1B.*

*\*If using the CPMP Tool: Complete and submit Needs Table/HOPWA.*

53. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

PY Action Plan HOPWA # 53 response:

54. Specify the one-year goals for the number of low-income households to be provided affordable housing using HOPWA funds for short-term rent, mortgage, and utility payments to prevent homelessness; tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

PY Action Plan HOPWA # 54 response:

55. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

PY Action Plan HOPWA # 55 response:

56. Identify the method for selecting project sponsors (including providing full access to grassroots, faith-based and other community organizations).

PY Action Plan HOPWA # 56 response:

57. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.



PY      Action Plan HOPWA # 57 response:

## Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.